

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**September 27, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:06 p.m.

Council Members present were: Mayor/ Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale and Hal Ryan. Council/Commission/Authority Member John W. Minto was absent.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Gary Halbert, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Interim Director of Fire and Life Safety Mike Rottenberg, Assistant to the Executive Director Pamela White, City Engineer Steve Cresswell, City Planner Melanie Kush, Santee Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Brian Craig from New Heights Community Church and the **PLEDGE OF ALLEGIANCE** was led by Rusty Williams, SPARC Member and former Marine.

#### **ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Vice Mayor Jones requested Item 1(H) be pulled. Mayor Voepel requested Item 4(A) be reordered to follow Consent.

#### **1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) **Approval of Meeting Minutes:**  
Santee City Council 9-13-06 Regular Meeting  
Community Development Commission 9-13-06 Regular Meeting  
Santee Public Financing Authority 9-13-06 Regular Meeting
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Approval of the Expenditure of \$61,953.91 to pay for August 2006 Legal Services.**
- (E) **Adoption of Resolution Approving the Final Map for the Altair Subdivision (TM2005-06) at 10887 Woodside Avenue. (Reso 77-2006)**
- (F) **Adoption of Resolution Authorizing a Consultant Design Contract for Fire Station 4 HVAC System Improvements for a Fee of Not to Exceed \$22,900 to Bender Dean Engineering and Authorization for Staff to Approve Change Orders Up to \$2,290. (Reso 78-2006)**
- (G) **Award Contract to C-18, Incorporated for Citywide Street Striping and Painting for Fiscal Year 2006-07 in the amount of \$119,543.50 and Authorization for the City Manager to Execute Agreement.**
- (H) **Item pulled from Consent for discussion.**

**ACTION:** On motion of Vice Mayor Jones, seconded by Council Member Ryan, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Minto who was absent.

**Item pulled from Consent for discussion:**

- (H) **Adoption of Resolution Appropriating \$24,000 for materials and \$10,000 for Permits for the Mast Boulevard Undergrounding Utility District, CIP 2006-08. (Reso 79-2006)**

Vice Mayor Jones questioned whether or not the permitting fees could be waived. Deputy City Manager/Director Halbert stated that they could not be waived.

**ACTION:** After brief discussion, on motion of Vice Mayor Jones, seconded by Council Member Ryan, the Resolution appropriating \$24,000 for materials and \$10,000 for permits for the Mast Boulevard Undergrounding Utility District was approved with all voting aye, except Council Member Minto who was absent.

**Reordered to follow Consent:**

**4. CITY COUNCIL REPORTS:**

**(A) Discussion of Left Turn Prohibition From Mission Gorge Road to Northbound Carlton Hills Boulevard. (Voepel)**

Mayor Voepel introduced the item and noted he had met with some of the affected business owners the previous week. As a result, staff was asked to re-evaluate the left-turn prohibition and bring a report to Council. Deputy City Manager/Director Halbert presented a staff report utilizing a PowerPoint presentation that discussed the feasibility of alternative actions to assist traffic flow around the Mission Gorge Road/Carlton Hills Boulevard intersection and ways to mitigate the impact the construction is having on the local businesses.

**PUBLIC SPEAKERS:**

**In Opposition** - Al Treadwell, Al's Sport Shop; Christine Sawyer, East County Kirby; Mark Ibrahim, Italia Pizza; and Megan Stone representing the Kroeger Family Properties.

**Neutral** - Jerry Crouch, GTM's Discount General Store, and Sean Foster, Hungry Howie's Pizza.

**In Support** - Carl Zertzen, bakery owner, and Warren Savage, Santee Chamber of Commerce.

Whether in support or opposition to the project, the general consensus from the public speakers was their establishments are seeing a significant decline in business, they would like the City to change the wording "use an alternate route" on signs, and asked for assistance in getting the word out that they are open for business.

Vice Mayor Jones asked if it was possible for the City to highlight the affected businesses in the next Santee Review. City Manager Till indicated it could be done, as well as posting information on the City's website.

**MOTION:** Council Member Ryan moved to have staff put together a marketing/advertising action plan (with budget) to help publicize that the businesses have remained open during construction, and bring it back to the next Council meeting. The motion was seconded by Vice Mayor Jones.

By Council concurrence with Council Member Minto absent, staff was directed to:

- Put together a marketing/advertising action plan (with budget) to help publicize that the businesses have remained open during construction and bring it back to the next Council meeting;
- Implement acceleration of Phase I and pour bridge deck sooner;
- Remove "use alternate route" wording on the construction signs and possibly add "businesses remain open" wording;

- Have staff closely monitor the completion schedule and make sure it remains on the new time schedule; and
- Have open and steady communication with the businesses.

## **2. PUBLIC HEARINGS:**

### **(A) Public Hearing for a Conditional Use Permit (P05-09) to Construct a 20,900 Square Foot Church with Associated Pre-School Use located at 8209 Mesa Road in the R1-A and R1 Zones. Applicant: Christ the King Lutheran Church (Reso 80-2006)**

The Public Hearing opened at 8:04 p.m. Senior Planner Kevin Mallory presented the staff report and answered Council's questions.

#### **PUBLIC SPEAKERS:**

**In Support** – Reverend John Sorensen, Pastor Wally Kimari, Jack Crumley, Dorothy Dubea, Steve Williams, Richard Roscoe, Arla De Felice, Jane Ratz, and Randy Lang.

**In Support but not speaker** - D. Edgar Jones, Jr., Lee Parsons, Marge Rand, Walter De Felice, Dorothy Lea, D. Edgar Jones, Holly Johnson, Betty Stangle, Dorothy Persson, Lorraine Jones, Barbara Baechler, Anthony Baechler, Robert Hathcock, Karen Williams, Ross J. Carini, Gloria Wibe, Carol L. Brown, DeeAnn Roscoe, Violet Inglish, Jeremiah Baechler, and Andrea De Felice.

**Neutral** – Allen Zwan

**In Opposition** – C. Fulle, Sherry Tobey, and Douglas Brown.

During discussion, staff was directed to contact City of San Diego regarding parking for people wishing to access Mission Trails Park via Mesa Road. At Council Member Ryan's request, Deputy City Manager/Director Halbert explained the traffic category rankings and noted Mesa Road will remain at an "A" level.

**ACTION:** On motion of Council Member Ryan, seconded by Council Member Dale, the Public Hearing was closed at 9:02 p.m.; the Mitigated Negative Declaration was approved as Complete and in Compliance with the provisions of the California Environmental Quality Act; and the Resolution approving Conditional Use Permit P05-09 was adopted with all voting aye, except Council Member Minto who was absent.

- (B) Public Hearing for a Development Review Permit (DR05-27) for the Construction of Six Office Buildings Totaling 64,374 Square Feet and Site Grading (37 Acres) Within the Riverview Corporate Office Park in Town Center. Applicant: Ryan Companies US, Inc. (Reso 81-2006)**

The Public Hearing opened at 9:03 p.m. City Planner Kush presented the staff report.

**PUBLIC SPEAKERS:**

Speaking in support was the applicant, Matthew Reid.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Jones, the Public Hearing was closed at 9:14 p.m.; the Negative Declaration was approved as Complete and in Compliance with the provisions of the California Environmental Quality Act; and the Resolution approving Development Review Permit DR05-27 was adopted with all voting aye, except Council Member Minto who was absent.

3. **ORDINANCES (First Reading):** None
4. **CITY COUNCIL REPORTS:**
  - (A) Item was reordered to follow consent.
5. **CONTINUED BUSINESS:** None
6. **NEW BUSINESS:** None
7. **COMMUNICATION FROM THE PUBLIC:** None
8. **CITY MANAGER REPORTS:** None
9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)
10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT: There being no further business, the meeting was adjourned at 9:15 p.m.

Date Approved: October 11, 2006

/s/Linda A. Troyan  
Linda A. Troyan, Commission Secretary  
and for Authority Secretary Keith Till